



April 23, 2025

The Honorable Matt Haney  
Chair, Assembly Housing and Community Development Committee  
1020 N Street, Room 156  
Sacramento, CA 95814

**RE: AB 818 (Avila Farias): Home of Your Dreams Recovery Act—SUPPORT**

Dear Chair Haney,

The California Home Building Alliance (HBA) writes in support of AB 818 would streamline the permitting and rebuilding process for residents rebuilding their homes following a natural disaster.

The HBA brings people together from across the political spectrum to advance legislation and administrative actions that will increase housing production in our state. This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

AB 818 takes lessons learned from past response efforts and provides ‘off the shelf’ guidance to policy makers and homeowners to restore their communities. It outlines specific procedures for municipal staff to implement, with the help of the California Department of Housing & Community

Development, to expedite permits and inspections, use fire-resistant and energy-efficient materials, and flexibility to rebuild previously unpermitted structures. AB 818 would:

- Prohibit, during a period of a local emergency, a local agency from denying an application for a permit necessary to rebuild or repair a residential property affected by a natural disaster unless the permit would result in the property being deemed a substandard building. A substandard building is defined as having conditions that endanger the welfare of the building inhabitants or the public.
- Require a local agency to approve or disapprove a permit application within 45 days of receipt of the application, and would require other expedited approvals. If an application is deemed to propose a substandard building, the agencies must explain why the application was denied and propose a way that the applicant could change the application so that it would get approved.
- To offer more options for the homeowner, this bill would allow local agencies to hire third party inspector to lessen the workload of the agency and further expedite the rebuilding process.

- Local agencies shall not charge an impact fee or connection or capacity charge for any unpermitted section of the property constructed before January 1, 2020, unless utility infrastructure is required to prevent the property from being deemed a substandard building.

For these reasons, the HBA is proud to support AB 818 (Avila Farias)

Sincerely,



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